



# EAST PROVIDENCE WATERFRONT DISTRICT COMMISSION

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## Waterfront Commission Hearing Minutes May 17, 2018

*Attendees:* William Fazioli, Acting Chairman  
Peter Willey  
Roy Coulombe  
David Sluter  
Jay Kern  
Luis Torrado

*Members absent:* Paul Moura  
Stephen Hardcastle

*Ex-Officio:* Diane Feather, Acting Planning Director

*Staff:* Pamela M. Sherrill, Executive Director

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The meeting was called to order at 6:34 PM.

1. **Acting Chairman's Opening Remarks.** The Acting Chair provided highlights of a recent municipal planning meeting for the upcoming Waterfront Concerts season at Bold Point Park, encouraged commissioners to walk the "chip trail" from Squantum Woods along the rear of the Kettle Point condos, to the bike path, and announced that the University Orthopedics ribbon cutting will be next week.
2. **Old Business**
  - A. **VOTE:** On a motion by Mr. Coulombe, seconded by Mr. Sluter, the Commission voted 5-0 to approve the minutes of April 12, 2018 (Mr. Torrado arrived following the vote).
3. **New Business**
  - A. **VOTE:** to affirm that Notices of Decision dated April 27, 2015 and August 24, 2015 to amend plans previously approved by the Commission on August 31, 2009, do not require extensions since they do not incorporate any new conditional use or deviation.  
Development project: Village on the Waterfront  
Owner/Applicant: Chevron Land & Development Co.  
431 Veteran's Memorial Parkway  
Assessor's Map 17, Block 1, Parcel 1  
Assessor's Map 18, Block 1, Parcel 1  
Assessor's Map 18, Block 2, Parcel 2  
Sub-district: Veterans Memorial Parkway

Attorney Christine J. Engustian, counsel for the project owner/applicant, provided an overview of the request, including a summary of the April 12, 2018 Waterfront Commission vote when the commission affirmed that the applicant had exercised 2009



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approvals including conditional uses and deviations. She indicated that nothing in the zoning ordinance speaks to an expiration of approvals that do not include deviations or conditional uses.

On a motion by Mr. Willey and seconded by Mr. Kern, the Commission voted 6-0 to affirm that Notices of Decision dated April 27, 2015 and August 24, 2015 to amend plans previously approved by the Commission on August 31, 2009, do not require extensions since they do not incorporate any new conditional use or deviation.

- B. VOTE:** to approve “Calculation, Payment and Use of Fees In-Lieu of Affordable Housing”  
885-RICR-00-00-01  
TITLE 885 – East Providence Waterfront Commission  
CHAPTER 00 – N/A  
SUBCHAPTER 00 – N/A  
PART 1 - CALCULATION, PAYMENT AND USE OF FEES IN-LIEU OF AFFORDABLE HOUSING

Mr. Torrado announced that he would abstain from the vote. Ms. Sherrill indicated that she worked with the Office of Regulatory Reform and the Secretary of State’s office to format the draft affordable housing regulations presented for discussion at the April 12, 2018 meeting and highlighted changes made in response to comments. Commissioners requested that legal counsel address use of the word “gap,” supported prioritizing construction of affordable housing units in the Waterfront to assure that housing is available for all income levels, very strongly opposed granting in-lieu options, and supported use of in-lieu financing to increase the percentage of affordable housing in the Waterfront beyond 10 percent. Ms. Sherrill explained that the proposed regulations make it more difficult to receive approval of in-lieu funding and confirmed that it prioritizes construction of affordable housing units in the Waterfront District. Following approval, the regulations will be forwarded to legal counsel for review before being submitted to the Office of Regulatory Review and the Secretary of State’s office for statutory review and public comment. Regulations will not apply retroactively.

On a motion by Mr. Sluter and seconded by Mr. Willey, the Commission voted 5-0 to approve Part 1 - Calculations, Payment and Use of Fees in-Lieu of Affordable Housing. Mr. Torrado abstained.

- C. VOTE:** FY 2019 budget

Mr. Fazioli indicated that the FY19 budget is basically level funded from last year.



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On a motion by Mr. Coulombe and seconded by Mr. Sluter, the Commission voted 6-0 to approve the FY19 budget.

#### 4. **Staff Report**

Ms. Sherrill reported that the application for Euston Gardens at 105 Pawtucket Ave (former FRAM) was submitted last week for 104 residential rentals units in two buildings including 62 1-bdrm and 42 2-bdrm units. The developer will provide 11 affordable units. If issues are resolved by the end of next week the DRC and HP will be scheduled June 14 with review by the Waterfront Commission on June 21.

AR Building Co., Kettle Point Apartments, anticipates that occupancy of Bldg 2, the 45-unit middle building, will begin in June with occupancy of the other Phase 1 buildings three and six months thereafter. Ms. Sherrill announced that the asking price of the 7-acre (total) riverfront parcels at 1 Waterman Ave have been dramatically reduced from \$1.5 m to \$500,000 "as is." Designation of the shipwrecks at Green Jacket Shoals as a marine protected area, with submission of request for determination of eligibility for the National Register, will require Chevron's assent as the owner of the water area. Chevron has announced that their priority is now for office/entertainment development in the UNOCAL parcels located south of Bold Point Park and not for residential development in the vicinity of Lyons Ave.

Meeting was adjourned at 7:22 PM following a motion by Mr. Coulombe, seconded by Mr. Torrado and unanimous vote.

Respectfully submitted,

PAMELA M. SHERRILL, AICP  
*Executive Director*

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